TABLE OF CONTENTS

SECTION 1:	GENERAL PROVISIONS AND DEFINITIONS	PAGE
A.	Title	1
B.	Authority	1
C.	Jurisdiction	1
D. E.	Purpose Severability Clause	1 2
E. F.	Conditions	3
G.	General Terms	3
Н.	Definitions	4
SECTION 2:	GENERAL PROCEDURES	
A.	Construction Timing and Installation of	17
	Infrastructure	
B.	Transfers of Title	17
C.	Permission to Enter	18
D.	Appeals	18
SECTION 3:	REVIEW AND APPROVAL PROCEDURES FOR MAJOR SUBDIVISIONS	
A.	General	21
B.	Pre-Submittal Meeting	21
C.	Pre-Application Review	21
D.	Concurrent Review	22
E.	Subdivision Application and Preliminary Plat Review	22
F.	Review Process	22
G.	Subdivisions Within Planning Board	25
	Jurisdiction	
H.	Subdivisions Outside Planning Board	26
	Jurisdiction	
I.	County Commission Hearing - General	26
J.	County Commission Hearing - Subsequent	27
17	Public Hearing	20
K.	Amended Application – Preliminary Plat Review	28
L.	County Commission Decision and	30
L.	Documentation	30
	Downientunon	

M.	Subdivider's Preference for Mitigation	38
N.	Subdivision Application and Preliminary Plat	38
	Approval Period	
O.	Restrictive Covenants – Approval, Content and	39
	Enforcement buy the County Commission	
P.	Amending Approved Preliminary Plats Before	40
	Final Plat Approval	
Q.	Final Plat Required	41
R.	Review of Abstract and Covenants	41
S.	Final Plat Review	41
T.	Final Plat Approval	43
U.	Resubmittal of Denied Subdivision	43
V.	Final Plat Filing	43
W.	Amending Final Plats	44
SECTION 4:	REVIEW AND APPROVAL	
	PROCEDURES FOR MINOR	
	SUBDIVISIONS	
A.	General	46
В.	Pre-Submittal Meeting	46
C.	Pre-Application Review	46
D.	First Minor Subdivision Application and	47
	Preliminary Plat Review	
E.	Review Process	47
F.	First Minor Subdivision Exceptions	50
G.	Planning Board Consideration and	50
	Recommendation of First Minor Subdivisions	
H.	Subdivider's Preference for Mitigation	51
I.	Amended Applications - First Minor	51
	Subdivision Application	
J.	County Commission Hearing - General	53
K.	County Commission Decision and	53
	Documentation of a First Minor Subdivision	
L.	Documentation of County Commission	60
	Decision	
M.	Restrictive Covenants – Approval, Content and	60
	Enforcement by the County Commission	
N.	Subdivision Application and Preliminary Plat	61
	Approval Period	
O.	Additional Conditions After Approval	62
P.	Amending Approved Preliminary Plats Before	63
	Final Plat Approval	
Q.	Final Plat Required	63
R.	Review of Abstract and Covenants	63

S.	Final Plat Review	64
T.	Final Plat Approval	65
U.	Resubmittal of Denied Subdivision	65
V.	Final Plat Filing	66
W.	Amending Final Plats	66
SECTION 5.	PLAN AND PLAT APPLICATION	
SECTION 5:	INFORMATION REQUIREMENTS	
A.	Submittal	68
В.	Permission to Enter	68
C.	Pre-Submittal Meeting	68
D.	Pre-Application Plan Submittal Requirements	68
E.	Submittal Requirements for All Subdivision	70
	Applications for Preliminary Plat Review	
F.	Final Plat Contents	77
G.	Final Plat Submittal and Review	77
H.	Amending Approved Preliminary Plats Before	81
	Final Plat Approval	
I.	Changes to Conditions of Final Plat Approval	82
	After Preliminary Plat Approval	
J.	Final Plat Approval	82
K.	Final Plat Filing	83
L.	Amending Files Plats	83
SECTION 6:	DESIGN AND IMPROVEMENT	
	STANDARDS, GENERAL	
A.	General Standards	86
B.	Lots	87
C.	Blocks	88
D.	Easements	89
E.	Fire Protection Requirements	91
F.	Grading and Drainage	94
G.	Park Requirements	95
H.	Trail Corridors	98
I.	Sanitary Sewers	98
J.	Sewage Treatment Systems	98
K.	Solid Waste	99
L.	Utilities	99
M.	Water Supply System	99
N.	Mail Delivery	100
O.	Noxious Weeds	100
P.	Waiver of Right to Protest	101

SECTION 7: DESIGN AND IMPROVEMENT STANDARDS, ROADS A. General Design 103 B. Road Dedication 105 C. Intersections 105 Names D. 106 E. **Definitions** 106 F. Access Road Standards 107 G. Lot Access 107 H. Paving Requirements 108 I. Road Impact Fees 108 J. Improvements Standards 108 **SECTION 8:** IMPROVEMENTS PROCEDURES A. **Improvements** 115 Improvements Procedures 115 B. C. Acceptance of Improvements 118 **SECTION 9:** ENVIRONMENTAL ASSESSMENT General 121 A. B. **Exemptions From Environmental Assessment** 121 C. **Environmental Assessment** 122 D. **Environmental Description Contents** 122 E. Summary of the Probable Impacts Criteria 126 F. **Community Impact Report Contents** 129 FLOOD HAZARD EVALUATION **SECTION 10:** General A. 137 B. Intent 137 C. Procedure 137 D. Flood Hazard Evaluation 138 Flood Hazard Evaluation Techniques E. 139 F. Waiver of Requirement 139 Subdivision of Land within a 100-year 139 G. Delineated Floodplain H. Plat Map Requirements 140

B. Procedure and Submittal C. PUD Criteria SECTION 12: SUBDIVISIONS CREATED BY RENT OR LEASE AND CONDOMINIUMS A. General B. Procedure C. Plans and Data D. Standards for Mobile Home Parks and Recreational Vehicle Parks E. Standards for Condominiums 14 SECTION 13: ADMINISTRATIVE PROVISIONS A. Variances B. Amendments to Subdivision Regulations C. Administration D. Fee E. Corrections, Amendments, or Vacations of Recorded Final Plats F. Inaccurate or Incomplete Information 15	SECTION 11:	PLANNED UNIT DEVELOPMENT	
C. PUD Criteria 14 SECTION 12: SUBDIVISIONS CREATED BY RENT OR LEASE AND CONDOMINIUMS A. General 14 B. Procedure 14 C. Plans and Data 14 D. Standards for Mobile Home Parks and Recreational Vehicle Parks 14 E. Standards for Condominiums 14 SECTION 13: ADMINISTRATIVE PROVISIONS A. Variances 15 B. Amendments to Subdivision Regulations 15 C. Administration 15 D. Fee 15 E. Corrections, Amendments, or Vacations of Recorded Final Plats 15 F. Inaccurate or Incomplete Information 15	A.	Intent	142
SECTION 12: SUBDIVISIONS CREATED BY RENT OR LEASE AND CONDOMINIUMS A. General 14 B. Procedure 14 C. Plans and Data 14 D. Standards for Mobile Home Parks and Recreational Vehicle Parks 14 E. Standards for Condominiums 14 SECTION 13: ADMINISTRATIVE PROVISIONS A. Variances 15 B. Amendments to Subdivision Regulations 15 C. Administration 15 D. Fee 15 E. Corrections, Amendments, or Vacations of Recorded Final Plats 15 F. Inaccurate or Incomplete Information 15	_ ·	Procedure and Submittal	142
A. General 14 B. Procedure 14 C. Plans and Data 14 D. Standards for Mobile Home Parks and Recreational Vehicle Parks 14 E. Standards for Condominiums 14 SECTION 13: ADMINISTRATIVE PROVISIONS A. Variances 15 B. Amendments to Subdivision Regulations 15 C. Administration 15 D. Fee 15 E. Corrections, Amendments, or Vacations of Recorded Final Plats 15 F. Inaccurate or Incomplete Information 15	C.	PUD Criteria	143
B. Procedure C. Plans and Data D. Standards for Mobile Home Parks and Recreational Vehicle Parks E. Standards for Condominiums 14 SECTION 13: ADMINISTRATIVE PROVISIONS A. Variances B. Amendments to Subdivision Regulations C. Administration D. Fee E. Corrections, Amendments, or Vacations of Recorded Final Plats F. Inaccurate or Incomplete Information 15	SECTION 12:		
C. Plans and Data D. Standards for Mobile Home Parks and Recreational Vehicle Parks E. Standards for Condominiums 14 SECTION 13: ADMINISTRATIVE PROVISIONS A. Variances B. Amendments to Subdivision Regulations C. Administration D. Fee E. Corrections, Amendments, or Vacations of Recorded Final Plats F. Inaccurate or Incomplete Information 15	A.	General	146
D. Standards for Mobile Home Parks and Recreational Vehicle Parks E. Standards for Condominiums 14 SECTION 13: ADMINISTRATIVE PROVISIONS A. Variances B. Amendments to Subdivision Regulations C. Administration D. Fee E. Corrections, Amendments, or Vacations of Recorded Final Plats F. Inaccurate or Incomplete Information 15	B.	Procedure	146
Recreational Vehicle Parks E. Standards for Condominiums 14 SECTION 13: ADMINISTRATIVE PROVISIONS A. Variances 15 B. Amendments to Subdivision Regulations 15 C. Administration 15 D. Fee 15 E. Corrections, Amendments, or Vacations of Recorded Final Plats F. Inaccurate or Incomplete Information 15	C.	Plans and Data	147
E. Standards for Condominiums 14 SECTION 13: ADMINISTRATIVE PROVISIONS A. Variances 15 B. Amendments to Subdivision Regulations 15 C. Administration 15 D. Fee 15 E. Corrections, Amendments, or Vacations of Recorded Final Plats F. Inaccurate or Incomplete Information 15	D.	Standards for Mobile Home Parks and	147
SECTION 13: ADMINISTRATIVE PROVISIONS A. Variances B. Amendments to Subdivision Regulations C. Administration D. Fee E. Corrections, Amendments, or Vacations of Recorded Final Plats F. Inaccurate or Incomplete Information 15 15 16 17 18 19 19 19 10 10 11 11 12 13 14 15 15 15 15 15 15 15 15 15		Recreational Vehicle Parks	
A. Variances B. Amendments to Subdivision Regulations C. Administration D. Fee E. Corrections, Amendments, or Vacations of Recorded Final Plats F. Inaccurate or Incomplete Information	E.	Standards for Condominiums	149
 B. Amendments to Subdivision Regulations C. Administration D. Fee E. Corrections, Amendments, or Vacations of Recorded Final Plats F. Inaccurate or Incomplete Information 15 	SECTION 13:	ADMINISTRATIVE PROVISIONS	
C. Administration 15 D. Fee 15 E. Corrections, Amendments, or Vacations of Recorded Final Plats F. Inaccurate or Incomplete Information 15	A.	Variances	152
D. Fee 15 E. Corrections, Amendments, or Vacations of Recorded Final Plats F. Inaccurate or Incomplete Information 15	B.	Amendments to Subdivision Regulations	153
 E. Corrections, Amendments, or Vacations of Recorded Final Plats F. Inaccurate or Incomplete Information 	C.	Administration	153
Recorded Final Plats F. Inaccurate or Incomplete Information 15	D.	Fee	154
F. Inaccurate or Incomplete Information 15	E.		154
r	F.		155
G. Walvels	G.	Waivers	155

SECTION 14:	DIVISIONS OF LAND EXEMPT FROM SUBDIVISION REVIEW	
A.	Purpose	157
В.	Divisions of Land Entirely Exempt from the	157
Д.	Requirements of These Subdivision	137
	Regulations and the MSPA	
C.	Specific Exemptions from Review but Subject	158
C.	to Survey Requirements	130
D.	Exemptions from Surveying and Filing, but	159
D.	Subject to Review	139
E.	Exemptions from Surveying and Platting	159
E.	Requirements for Land Acquired for State	159
	1	
F.	Highways.	160
	Procedures and General Requirements Example 20 Cift or Sala to a Mambar of	160 161
G.	Exemptions as a Gift or Sale to a Member of	101
7.7	the Immediate Family	1/2
H.	Agricultural Exemption	162
I.	Relocation of Common Boundary Lines	162
J.	Aggregation of Lots and/or /Relocation of	163
	Common Boundaries within a Platted	
**	Subdivision	4.54
K.	Security for Mortgage, Liens, or Trust	164
	Indenture for the Purpose of Construction,	
	Improvements to the Land Being Divided, or	
_	Financing Purposes.	
L.	Court Order	165
M.	Correction of Errors	165
N.	Uniform Standards for Certificates of Survey	166
O.	Procedure and Review of Subdivision	166
	Exemptions	
APPENDIX A:	Certificates	168
APPENDIX B:	Supplementary Documents	177
APPENDIX C:	Uniform Standards for Monumentation and	181
	Filing Requirements	
APPENDIX D	Fire Protection Impact Fee Regulation	192
APPENDIX E	Road Impact Fee Regulation	208
APPENDIX F	Uniform Standards for Final Subdivision Plats	222
APPENDIX G	Flood Study	226
APPENDIX H	Amendments to the Regulations by Resolution	232

LIST OF FIGURES AND TABLES

FIGURE 1.	Subdivision Lot Terms	88
FIGURE 2.	Gallatin County Minimum Road Standards	113
TABLE 1.	Street Design Standards	109
TABLE 2.	Paving and Street Width Standards	110
TABLE 3.	Sub-Base Gravel	111
TABLE 4.	Crushed Top Surface Type A	111